Tinsley Garner
independent property expertise



34, Bracken Close, Tittensor, ST12 9JD

4 1 2

Chain Free **£385,000**

A perfectly situated detached family home in a tranquil setting on the edge of Tittensor village which boasts a Post Office, a highly regarded school and is within easy walking distance to the rear entrance of Trentham Gardens. The property is nestled in quiet end of cul-de-sac position within a large corner plot adjoining woodland and open countryside and offers well presented accommodation including; reception hallway, guest cloakroom, living room, superb extended open plan kitchen diner, four bedrooms (the fourth being a box room/walk-in wardrobe) and a family bathroom. Also benefiting from a private driveway providing off road parking for several vehicles, gas combi central heating plus uPVC double glazed windows and doors. Ideally located mid-way between Stone & The Potteries and within easy reach of commuter routes.
CHAIN FREE







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Reception Hall
A composite part obscure double glazed front door with matching side lights opens to the reception hallway. With fitted door mat and carpet, under stairs storage cupboard and access to the living room, guest cloakroom, kitchen diner and the first floor stairs.

Guest Cloakroom
Fitted with white suite comprising; low level push button WC and wall mounted wash hand basin with chrome taps. Part tiled walls, Upvc obscure double glazed window to the side elevation, radiator, alarm pad and oak effect laminate flooring.

Living Room
A spacious reception room offering two Upvc double glazed windows to the front aspect and French doors opening to the side of the property and gardens. Feature chimney breast opening with inset wood burning stove and tiled hearth, two radiators, carpet and Virgin media connection.

Open Plan Kitchen Diner
A great space for living, dining and entertaining in style.

Kitchen
Fitted with an extensive range of light grey finish wall and floor units, contrasting oak block effect work surfaces and breakfast bar with brick tile splash-backs, inset ceramic 1½ bowl sink and drainer with swan neck mixer tap. Upvc double glazed window overlooking the garden, radiator and scrubbed oak effect laminate flooring.

Appliances comprising; integral dishwasher and Flavel range cooker with seven ring gas hob, two electric ovens, grill and plate warming drawer. With matching units and space for an American style upright fridge freezer within the dining / family area.

Dining / Family Area
Offering two Upvc double glazed windows to the side and rear aspects and French doors opening to the rear patio & garden. Work surface, radiator, tile effect laminate flooring, wall cupboard housing a Worcester Greenstar 28i condensing gas combi central heating boiler, plumbing for a washing machine and space for a tumble dryer.

First Floor

Stairs & Landing
Traditional white painted spindle, newel post and banister stairs lead to a galleried landing. With built-in storage to one wall, recessed ceiling lights, carpet throughout and loft access. The loft has a drop down ladder, power, lighting and is partially boarded for storage purposes.

Bedroom One
A large double bedroom with vaulted ceiling, Upvc double glazed window enjoying views over the gardens and countryside beyond, radiator and carpet.

Bedroom Two
Offering built-in wardrobes and storage to one wall, Upvc double glazed window to the front elevation, radiator, carpet and TV connection.

Bedroom Three
A third double bedroom with Upvc double glazed window to the side of the property, TV connection, radiator and carpet.

Bedroom Four
Presently used as a dressing room/study with uPVC double glazed window to the side aspect, radiator and carpet.

Family Bathroom
A modern bathroom fitted with a white suite comprising; 'L' shape bath, panel and shower screen with chrome mixer tap and mains fed thermostatic twin head shower system above, vanity wash hand basin set in a storage unit with chrome mixer tap, low level push button WC. Chrome towel radiator, uPVC double glazed window to the side aspect and scrubbed oak effect vinyl flooring.

Outside
The property is attached via a block paved driveway providing generous off road parking. There is dual side access to the gardens via gateways.

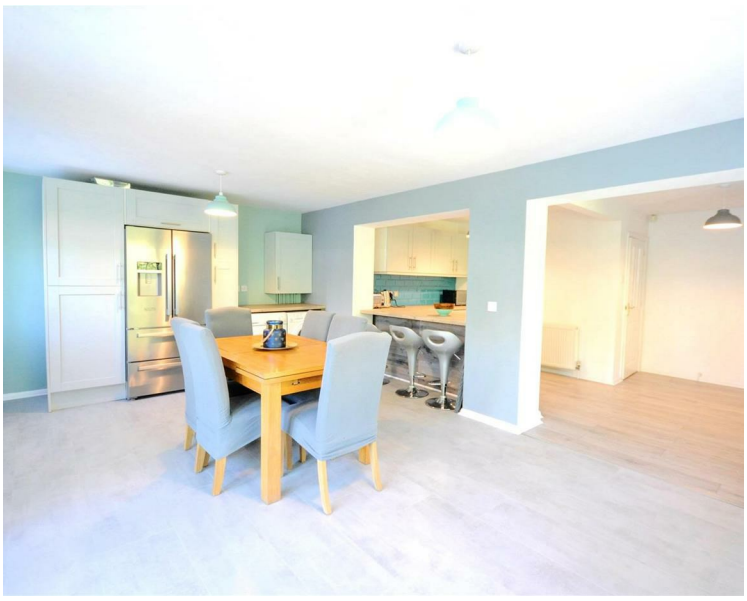
Gardens
The house occupies a very large corner plot right at the end of Bracken Close adjoining the edge of Tittensor Chase along the side boundary. The gardens are large and well kept with extensive lawn areas, mature borders, pond, patio areas and provide plenty of space for outdoor entertaining. The gardens may have some development potential subject to planning.

General Information
For sale by private treaty, subject to contract.
Vacant possession on completion.
No upward chain,
Council Tax Band D

Services
Mains gas, water, electricity and drainage.
Gas combi central heating

Viewings
Strictly by appointment via the agent.













Approx Gross Internal Area
136 sq m / 1462 sq ft

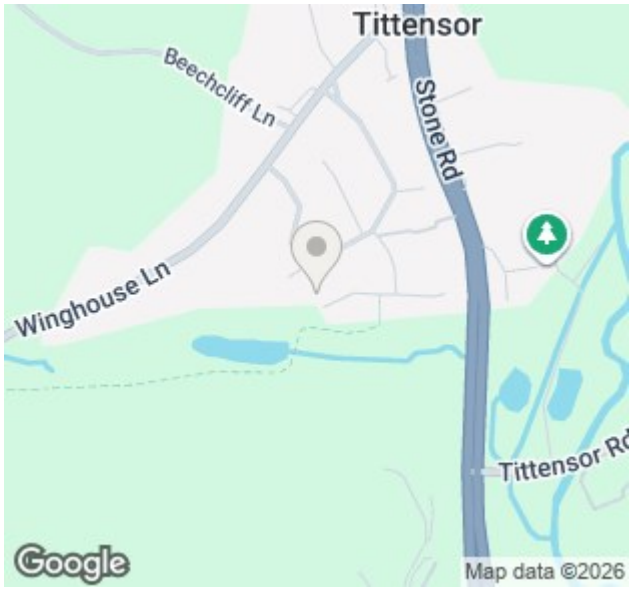


Ground Floor
Approx 72 sq m / 774 sq ft

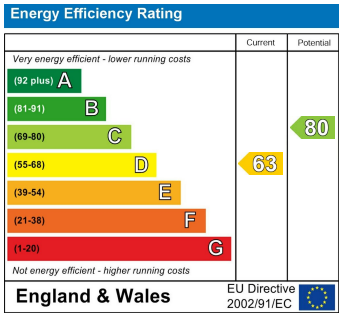
First Floor
Approx 64 sq m / 689 sq ft

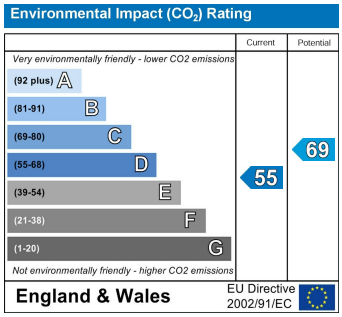
Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.









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